



December 3, 2018

Kinsey O'Shea, Development Administrator
Town of Blacksburg
300 South Main Street
Blacksburg, VA 24060

RE: 1222 Patrick Henry PRD Rezoning

Dear Kinsey,

Included in this letter are items our team has addressed since our Planning Commission Public Hearing on November 6, 2018. Below is a list of these items and how each has been addressed.

1) Building Height and Density

The applicant has chosen to reduce the height of the building and the overall project density. The building was previously designed as a four story building with a maximum height of 52-56'. The new building design is a three story building with a maximum height of 41'. The proposed maximum floor area ratio has dropped from 0.80 to 0.60.

This revision has also lowered the overall bedroom count and density. The number of bedrooms has dropped from 276 bedrooms to 215 bedrooms (23% reduction) and from 110 units to 75 units. The overall density of the project has dropped from 66 bedrooms per acre to 51 bedrooms per acre.

2) Increased Onsite Parking

Although the overall bedroom county has dropped almost 23%, the number of parking spaces onsite has remained the same. This in turn gives the site a higher parking ratio of 1.03 parking spaces per bed. As concerns continued to be raised by neighbors about overflow parking, the applicant has chosen to provide a higher parking ratio onsite to mitigate any of those concerns. The project now has 221 parking spaces for 215 bedrooms.

3) Revised Traffic Study

The traffic study has been updated to reflect the reduction of overall bedrooms on the project. As the density has decreased, so have the overall vehicle trips generated by the project. Thus, the recommendations have remained the same that no turn lanes or signal improvements are required with this project. Additional study and analysis were performed to review any potential impact on

the Town Rescue Squad entrance on Patrick Henry. Details are provided in the application text under the traffic section, but the analysis showed no impact to the Rescue Squad entrance.

Thank you for your assistance with this project and please feel free to contact me with any questions you may have.

Sincerely,

BALZER AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'S. Semones', with a long horizontal stroke extending to the right.

Steven M. Semones
Senior Vice President

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

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